

Board of County Commissioners

Division of Planning & Development

Development Review

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Development Review Committee Meeting **January 22, 2007**

Members Present-

Brad Cornelius-Acting Chairperson/Planning Manager, Aimee Webb-Development Coordinator/Vice-Chairperson, Skip Lukert-Building Official, Jennifer Kitchens-Deputy Clerk, Mike Springstead-Springstead Engineering, Barry Ginn- Barrineau Ginn & Associates, Inc., Lee Hawkins-Attorney, Roland Shrewsbury-Environmental Health, Karen Parker-Secretary, Bill Stevens and Dale Parrett-Public Works.

The meeting convened at 2:00 p.m.

Approval of Minutes-

Mrs. Webb made a motion to approve the minutes from January 8, 2007. Mr. Stevens seconded the motion, and the motion carried.

Mr. Springstead joined the Committee as County Engineer for the Villages project.

VOS – Unit 164 – Major Development – Preliminary Review

Chris Germana, Kimley-Horn and Associates, Inc., was present and requested preliminary approval to develop an 86-lot subdivision. This project is located in The Villages, accessed from Buttonwood Run and adjacent to the King Fisher Golf Courses. Mrs. Webb stated the Villages Public Safety Office stated the fire hydrant on the plans meets the Land Development Code, and they had no additional comments. Mrs. Webb's comments consisted of clarifying which post will be used for the stop sign at Buttonwood Run, and providing a table referencing the following: total acreage of the development tract/number of lots/minimum and average lot size/number of dwelling units per acre. Ms. Kitchens, Mr. Lukert, Mr. Hawkins, Mr. Shrewsbury, Mr. Springstead, Mr. Stevens, and Mr. Cornelius had no comments.

Mrs. Webb moved to approve the preliminary plan subject to all comments being addressed on the revised plan. Mr. Lukert seconded the motion, and the motion carried.

VOS – Buena Vista Boulevard Phase V, Part II – Major Development – Preliminary & Engineering Review

Mr. Cornelius announced there was not a representative present for this project at this time.

Mrs. Webb moved to table VOS-Buena Vista Boulevard Phase V, Part II until the end of the meeting to allow the representative time to arrive. Mr. Stevens seconded the motion, and the motion carried.

Mr. Springstead excused himself from the meeting.

Mr. Ginn joined the Committee as County Engineer for the non-Villages projects.

The Highlands at Oak Hill Phase One A – Major Development - Final Plat Review

Andrus Gaudet, A. M. Gaudet & Associates, Inc., was present and requested final plat approval to develop a 7-lot subdivision and 0.14 miles of private roadway. This project is located in the Wildwood area on SR 44 & CR 475. Mrs. Webb, Ms. Kitchens, Mr. Lukert, Mr. Hawkins, Mr. Shrewsbury, Mr. Ginn, Mr. Stevens, and Mr. Cornelius had no comments. Mrs. Parker stated she will forward any comments from the Recording Department upon receipt.

Mrs. Webb moved to approve the final plat subject to all comments being addressed on the mylar. Mr. Stevens seconded the motion, and the motion carried.

ACMS, Inc. – Major Development – Conditional Use Permit Review

David Springstead, Springstead Engineering, and Charlie Dean, ACMS, Inc., were present and requested conditional use approval to allow a Construction & Debris (C & D) Landfill. This project is located in the Sumterville area on CR 529A. Mrs. Webb's comments consisted of adding the legal description to the plans, correcting the range in the legal description on Page 1 of the application and Page 3 of Andreyev's report, correcting Page 3 of the application that states a left turn lane has been constructed, placing a scale on the location map on Page 1 of the plans, designating the property area to be utilized on Sheet 6 of the plans, and indicating if there is a potable drinking well at the Sumter County Solid Waste Facility. Ms. Kitchens, Mr. Lukert, Mr. Hawkins, and Mr. Shrewsbury had no comments. Engineering comments consisted of clarifying the trips to be generated by the site, confirming the top of the landfill elevation, indicating that on-site personnel and on-site signage will direct the waste hauler to the proper location for depositing the load, indicating within the Operation and Maintenance Manual that scavenging of waste materials on the landfill property is prohibited, addressing the maintenance berm in Section A-A on Sheet 5 of the plans, indicating the flood plain compensation or stormwater management on the proposed plans, indicating the flood plain location and elevation on Sheet 2 of the plans, labeling the proposed contours on Sheet 2 and 3 of the plans, showing all stormwater management facilities on Sheet 2 and 3 of the plans, indicating whether or not a liner system will be installed on the bottom of the C & D Landfill, indicating whether or not waste material will be installed at the landfill bottom elevation or if there will be a 2-foot protective sand layer installed between the landfill bottom elevation and the deposited C & D debris, indicating whether or not there will be a leachate collection system, and showing the minimum cover on the closure plan as 2 feet per detail on Sheet 5 of the plans. Public Works' comments consisted of providing an overlay on CR 529A from C-470 to 3036 feet south (end of r/w) with a minimum of 2 inches of Superpave, constructing a west bound to south bound left turn lane on C-470 symmetrical with the center line of C-470, and improving/paving the existing deceleration and acceleration lane. Mr. Springstead asked if the County will coordinate with the applicant concerning the stormwater, in which Mr. Stevens replied they would. Mr. Cornelius stated the applicant revised the traffic study to address the Planning Department comments and a traffic operational study of the US 301 and CR 470 intersection is due at time of engineering plan review. Mr. Cornelius also stated the application was submitted to Tetra-Tech and all comments from Tetra-Tech have been addressed by the applicant; therefore, Tetra-Tech recommends approval. Mr. Cornelius added this project was reviewed with the Land Development Code and meets the standards.

Mrs. Webb recommended approval of the Conditional Use Permit to the Zoning and Adjustment Board subject to all comments being addressed on revised plans. Mr. Stevens seconded the motion, and the motion carried.

Mr. Ginn excused himself from the meeting.

Mr. Springstead re-joined the Committee as County Engineer for the final Villages project.

VOS – Buena Vista Boulevard Phase V, Part II – Major Development – Preliminary & Engineering Review

Mrs. Webb made a motion to remove this project from the table. Mr. Stevens seconded the motion, and the motion carried.

Bob Farner, Farner, Barley and Associates, Inc., was present and requested preliminary and engineering approval to construct 0.44 miles of roadway. This roadway project intersects with SR 44 & C-44A. Mrs. Webb's comment consisted of correcting the printed name of the engineer of record to match the engineer's seal on all sheets. Ms. Kitchens, Mr. Lukert, Mr. Hawkins, and Mr. Shrewsbury had no comments. Engineering comments consisted of indicating whether the note on sheet S-1 of 4 is for temporary striping, indicating if the final striping will be thermoplastic material, providing a copy of all required regulatory agency permits, and indicating whether there is a signal plan for the SR-44 intersection. Public Works' stated the proposed improvements (4-laning) on the west leg of the intersection with C-44A should be extended west to meet planned roadway improvements (4-laning) on CR 139, the proposed improvements on the east leg of C-44A are too abrupt-extend the 4-lane typical at least a minimum of 100 feet then begin the transition back to 2-lanes, Sheet S-2 roundabout pavement markings do not have the recommended directional arrows as required by the National Committee on Uniform Traffic Control Devices (NCUTCD), and Sheet S-4 roundabout signage should be improved to facilitate lane option usage. Mr. Cornelius stated the Villages Public Safety Office had no comments. Mr. Farner stated the Department of Transportation Office would like an approval letter of this roadway addition from the County. Mr. Stevens will supply Mr. Farner with the letter.

Mrs. Webb moved to approve the preliminary and engineering plans subject to all comments being addressed on revised plans. Mr. Stevens seconded the motion, and the motion carried.

Mrs. Webb moved to adjourn. Mr. Stevens seconded the motion, and the motion carried.

Meeting adjourned at 2:30 p.m.

The next meeting is scheduled for February 5, 2007.